



PLANNING COMMISSION

MINUTES

March 25, 2009

4:00 P.M.

CITY OF FREDERICKSBURG
715 PRINCESS ANNE STREET
COUNCIL CHAMBERS

COMMISSION MEMBERS

Edward Whelan, III, Chair
Roy McAfee, Vice-Chair, Absent
Dr. Roy Gratz, Secretary
Vic Ramoneda
Ricardo Rigual
Susan Spears

CITY STAFF

Erik Nelson, Senior Planner

1. CALL TO ORDER

The March 25, 2009 Planning Commission meeting was called to order at 4:00 p.m. by Chairman Ed Whelan who explained the standard meeting procedures.

2. PLEDGE OF ALLEGIANCE

UNFINISHED BUSINESS/ACTION ITEMS

3. **SUP2009-03: Cal Ripken, Sr. Foundation** - Special Use Permit request to develop a youth development park on City owned property located at the terminus of Wicklow Drive. The property is zoned R-1 Residential which permits athletic fields and related uses with a special use permit. The property is designated as Parkland on the Future Land Use Map contained within the 2007 Comprehensive Plan.

Mr. Nelson, Senior Planner, presented the application. He noted that at the March 11th public hearing, the Planning Commission heard from three members of the public who spoke in regard to the special use permit. The speaker's comments were in regard to the lack of sidewalks on Wicklow Drive, the pavement width of the Wicklow Drive, issues with the surrounding neighborhood, the inadequacy of the proposed buffer, the concern for parking in their neighborhood and an expression of satisfaction that the ball fields are coming to the neighborhood.

Commission members raised questions in regard to the number of seats available for fans, and the size of the fields and what age group(s) are being targeted to use the fields.

In regard to some of the questions raised during the public hearing, staff provides the following updated information: 1) the pavement width of Wicklow Drive is 30' which is more than adequate

for the amount of traffic using the road. A typical lane width is 12' with a total of 24' for two way traffic. The width of the pavement is wider at the intersection with Fall Hill Avenue which provides for two lanes of traffic exiting Wicklow Drive (right and left turn lanes) although the right turn lane is short: 2) the right-of-way width of Wicklow Drive is 60'. There is more than adequate width for pedestrians to walk on the shoulder of the road. The portion of Wicklow Drive adjacent to the River Walk Subdivision includes a sidewalk. 3) The tree buffer to the rear of the lots in the River Walk subdivision (as shown on sheet L1.1 included in the GDP) is proposed to include a solid evergreen tree line to include evergreen trees with a minimum planting height of 8'. Typical evergreen trees used for such screening purposes include Leyland Cypress, White Pines and some species of Cedars. Holly trees would be another option or used in combination with the other trees. These trees can reach a height of 30'-40' making them a good choice to create a buffer.

Commissioners had no further questions or comments.

Dr. Gratz made a motion to recommend approval of the special use permit with the conditions outlined by City staff.

Ms. Spears seconded the motion.

Motion carried by a vote of 5 – 0

OTHER BUSINESS

4. The March 11, 2009 Planning Commission Minutes were approved as submitted.

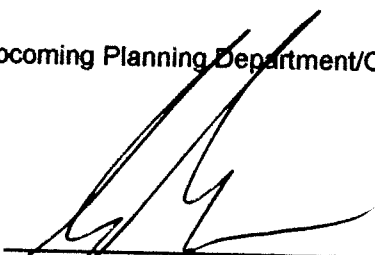
5. **Planning Commission Comments**

There were no Commissioner comments

6. **Staff Comments**

Mr. Nelson provided an update of upcoming Planning Department/City projects.

Meeting Adjourned



Edward F. Whelan, III, Chair